

117.0

0002

0001.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

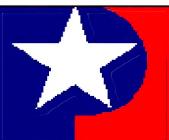
774,100 / 774,100

USE VALUE:

774,100 / 774,100

ASSESSED:

774,100 / 774,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MALONE PATRICIA A / TRUSTEE	
Owner 2: HELEN I MALONE IRREVOCABLE TR	
Owner 3:	

Street 1: 65 JAMES ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: MALONE HELEN I -	
Owner 2: -	

Street 1: 65 JAMES ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains 9,807 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1977, having primarily Vinyl Exterior and 2074 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9807		Sq. Ft.	Site		0	70.	0.73	6									499,950						500,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										75251
										GIS Ref
										GIS Ref
										Insp Date
										09/17/18

 Total Card / Total Parcel
 774,100 / 774,100
 774,100 / 774,100
 774,100 / 774,100

 APPRAISED:
 USE VALUE:
 ASSESSED:
 774,100 / 774,100
 774,100 / 774,100
 774,100 / 774,100

USER DEFINED

Prior Id # 1:	75251
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	23:35:59
PRINT	
LAST REV	
Date	Time
09/27/18	15:12:33
apro	
9082	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 117.0-0002-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	274,100	0	9,807.	499,900	774,000	774,000	Year End Roll	12/18/2019
2019	101	FV	220,300	0	9,807.	492,800	713,100	713,100	Year End Roll	1/3/2019
2018	101	FV	220,300	0	9,807.	378,500	598,800	598,800	Year End Roll	12/20/2017
2017	101	FV	220,300	0	9,807.	357,100	577,400	577,400	Year End Roll	1/3/2017
2016	101	FV	220,300	0	9,807.	328,500	548,800	548,800	Year End	1/4/2016
2015	101	FV	222,300	0	9,807.	307,100	529,400	529,400	Year End Roll	12/11/2014
2014	101	FV	222,300	0	9,807.	282,800	505,100	505,100	Year End Roll	12/16/2013
2013	101	FV	222,300	0	9,807.	282,800	505,100	505,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALONE HELEN I,	71457-307	1	8/10/2018	Convenience		1	No		
MALONE HELEN I/	71455-561	1	8/10/2018	Convenience		1	No		
MALONE HELEN I,	70435-273		12/26/2017	Convenience		No	No		
MALONE LARRY D	43114-393		6/23/2004	Family		No	No	Larry D Malone dod 9/09/2017	
			16024-445		150,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2011	698	Addition	42,759	C				12X16 ALL SEASON S
11/4/1993	548		12,000					ADD 10X25 TO HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	CC	Chris C
4/5/2012	Info Fm Prmt	BR	B Rossignol
11/20/2008	Meas/Inspect	189	PATRIOT
3/14/2000	Inspected	276	PATRIOT
2/10/2000	Measured	264	PATRIOT
8/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 19 - Ranch				Full Bath: 1	Rating: Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: WHITE				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue: 1	Rating: Average												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1977	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	15. %			No Unit	RMS	BRS	FL						
Prim Int Wall: 1 - Drywall				Functional:		%		1	6	3	1						
Sec Int Wall:		%		Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 4 - Carpet				Override:		%											
Sec Floors: 3 - Hardwood	20 %			Total:	15.4 %												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				SUB AREA					
Subfloor:				Basic \$ / SQ:	95.00			Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar: 1				Size Adj.: 1.29259491													
Electric: 3 - Typical				Const Adj.: 0.99197996													
Insulation: 2 - Typical				Adj \$ / SQ: 121.812													
Int vs Ext: S				Other Features: 74250													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: Yes		Central Vac: NO		Adj Total: 323939													
% Com Wall		% Sprinkled:		Depreciation: 49887													
				Depreciated Total: 274053													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 117.0-0002-0001.B																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	18X6		A	AV	1980	0.00	T	31.2	101					
2	Frame Shed	D	Y	18X10		A	AV	1990	0.00	T	23.2	101					
More: N				Total Yard Items:				Total Special Features:				Total:					